

DECEMBER 16, 2020
CITY OF OCEAN CITY
ZONING BOARD

REGULAR MEETING MINUTES

The Meeting was called to order at 7:00 by Jaime Felker; announced meeting will be conducted remotely pursuant to Governor Murphy's Executive Order 107 and has been advertised pursuant to N.J.S.A. 10:4-6, The Open Public Meetings Act and P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; recited the flag salute.

Zoning Board Roll Call:

Present: Mr. Buck Mr. DeMarco, Mr. Geary, Mr. Idell, Mr. Logue, Mr. Miccarelli, Mr. Price, and Mr. Waddell

Absent: Mr. Patrizzi

Mark Stein was the Solicitor for the Board, Joseph Maffei was the Planner/Engineer for the Board and Jaime M. Felker was Secretary for the Board.

Secretary report(s):

Adopt 11/18/20 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolution: ZBA20-017 Iacobucci, ZBA20-019 Mannherz, ZBA20-018 Worrell – those eligible to vote adopted unanimously.

Adopt: 2021 meeting schedule- adopted unanimously

Meeting was turned over to the Chairperson, Mr. Buck.

New Business:

1. ZBA20-014 John & Lorie Ruga, 3700 Waterview Blvd, Block 3711, Lot 1, R-2-60 Zone

Existing: Duplex

Proposed: Alteration requiring side yard setback, lot depth, building and impervious coverages variances/waivers

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, requested application be tabled to 1/20/21 due to error on plan(s), will renotice

Professional(s): None.

Witness (es): None.

Exhibit(s): None.

Public comment: None.

Application tabled to 1/20/21; renoticing required.

2. ZBA20-020 Duncan Real Estate, 1712 Wesley Ave, Block 1702, Lot 19, R-2-40 Zone

Existing: Single

Proposed: New duplex requiring lot width variance/waiver

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, provided details of proposed development and the need for lot width only variance needed.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of existing site and proposed new duplex.

Witness (es): None.

Exhibit(s): None.

Public comment: David Grauer, 1710 Wesley Ave, in favor of application with a revision to move entrance to north side and chimney to south side. Mr. Batastini agreed they would make that revision. He was advised if additional variance relief was required he would need to apply back to the Board

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; needs revisions (including but not limited to): moving entrance to north side and chimney to south side; cost estimate

3. ZBA20-023 RJGVB LLC, 615 Wesley Ave, Block 602, Lot 11, RMF Zone

Existing: Rooming House

Proposed: Appeal decision of Administrative Officer

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of condition of site and denied demolition application by the administrative Officer- Ken Jones.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of existing structure and current condition. He testified the mold inside is severe and the structure should be demolished.

Witness (es): Domenic Berenato, President Mold Free New Jersey, LLC, 4 S Aberdeen Pl, Atlantic City, environmental consultant, testified he examined the structure and stated if mold remediation were to be done it would most likely return because of the extensive infestation.


Exhibit(s): H1- Hogan pictures, Mr. Teitler objected to exhibit.

Public comment: Kathy Hogan, 612 Wesley Ave, opposed overturning demolition denial (provided exhibit H1); Chris Springman, 616 Wesley Ave, stated site has not been empty since Sandy; Patrick Montgomery, 620 Wesley Ave, questioned why HPC professional not in attendance; Richard Barth, 608 Wesley Ave, had comments; Richard Bertsch, 117 Bark Dr, had comments and opposed overturning demolition denial; Alyse Rodrigues, 20 Tapping Circle, Milford, CT, stated she was a potential buyer and provided details the bank distributed when viewing the property.

Administrative Officers decision upheld 5-2, Mr. Buck made the motion, Mr. Waddell seconded; Mr. Logue and Mr. DeMarco voted to overturn.

Adjournment: 8:45 pm

Adopted: 1/20/21


JAIME M. FELKER
Certified Land Use Administrator